

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, September 16, 2025 – 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Krissy Gilmore, Beverly Ward, Sean Monson, Aaron Arbuckle and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
	Assistant Planner	Chaz Leech

Excused: Planning Commission

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

2. Meeting Minutes from September 02, 2025

Item to be reviewed at a future meeting.

3. General Plan Update

Planning Director Astorga and Senior Planner Corbridge presented the item as outlined in the packet.

Commissioner Arbuckle asked if hotels or similar services are included in the Commercial Corridor. Senior Planner Corbridge confirmed that hotels are included in the Commercial Corridor.

Commissioner Gilmore stated concerns with the term “overlay” as it could be confused with how other cities refer to it as extra requirements within the overlay in a specific zone. Planning Director Astorga took note and will expand on the term in the General Plan.

Planning Director Astorga played a video from Governor Cox about Missing Middle. There was lots of conversation with the Commissioners regarding the video shown.

Commissioner Monson stated he is unsure if the general plan can fix the affordability problem. Commissioner Monson would like to preserve the essence of what the community has been.

Commissioner Bott explained an analogy of trying to preserve the “stairs”, referring to eventually changes must happen. Commissioner Bott encouraged inviting investments. Encourages a walking corridor with convenience store on Mueller Park Road and Bountiful Boulevard. Commissioner Higginson stated that it is vital to include Mixed Residential in that area.

Commissioner Jacobs stated that there will be a running list of all items of changes recommended by Planning Commission about the General Plan with one large motion at the end.

Commissioner Jacobs stated that there is a proposal to consider changing the boundaries of the Neighborhood Mixed Residential to include a little on the East side of Bountiful Boulevard.

Commissioner Higginson stated that in the Foothill Residential area one of the key attributes says few commercial services would still be allowed in what Commissioner Bott previously spoke about inviting investments. Commissioner Gilmore mentioned that it doesn’t seem obvious to say Foothill Residential as that sounds like large estate residential not commercial and that if it is left as Foothill Residential it doesn’t show that there is an interest in getting any commercial services.

Commissioner Monson suggested Neighborhood Center circles along Bountiful Boulevard. Commissioner Bott suggested a “potential” corridor overlay.

Commissioner Bott wanted input from other commissioners about the Single-Family Residential Zone between 1000 North and Pages Lane, and 200 West and the freeway on if there should invite future investments or leave as is. Commissioner Jacobs pointed out a previous comment made by Commissioner Higginson about preserving that as some of the more affordable housing within the City. Commissioner Bott explained the affordability aspect from a developer standpoint. Commissioner Bott stated that this area is a perfect area to invite “missing middle”. Commissioner Gilmore suggested that this area be Mixed Neighborhood Residential.

Commissioner Arbuckle suggested flexibility in that area. Commissioner Higginson referred to the streets to the North and South of the Mandarin, and the streets just North of 1000 North, that the area doesn’t have a lot of options, which is why there is not a lot of new investment in that area. Commissioner Higginson suggested that the Single-Family Residential designation should increase in those areas to include more of the homes that do welcome more investment.

Commissioner Bott suggested a designated land use swap with the area East of 200 West and create a buffer West of 200 West in the Neighborhood Mixed Residential. Commissioner Jacobs asked if anyone from the public lives in the area commission referred to – no one raised a hand. Commissioner Ward asked which area is suggested for the land designation. Commissioner Bott pointed out on the map to be the orange area East of 200 West to be Single-Family Residential and the Single-Family Residential to be Neighborhood Mixed Residential. Commissioner Gilmore stated that she doesn’t support the designated land use swap but that she does support the elimination of the Single-Family Residential designation and hoped for a designation area

92 between Single-Family Residential and Neighborhood Mixed Residential. Commissioner Bott
93 suggested adding another designation type called the Missing Middle. Planning Director Astorga
94 mentioned that the future zoning will determine what goes there. Commissioner Gilmore had
95 concerns with putting more Single-Family in that neighborhood which may eliminate the missing
96 middle. Commissioner Jacobs mentioned that the suggested residential density range of five to
97 seven (5-7) per acre is not in any other area. Planning Director Astorga mentioned that the
98 Commercial Zones didn't have a density, He stated this was intended to create a statement that
99 the R-4 has been great but it's time to look at higher density, confirming that the General Plan is
100 not changing the zoning.

101
102 Chair Jacobs implemented a five (5)minute break at 7:55 p.m. Chair Jacobs reconvened the
103 meeting at 8:00 p.m.

104
105 Chair Jacobs opened the Public Hearing at 8:04 p.m.

106
107 Jill Longhurst, Resident, stated she is supportive of the downtown area and the higher density in
108 those areas but against the Mixed-Use and high density along Orchard Drive. Jill Longhurst
109 expressed concerns about additional driveways and traffic along Orchard Drive.

110
111 Gary Lund, Resident, stated concerns about the forgotten middle, eventually the neglected
112 middle, and suggested neighborhood redevelopment committee for the public to make
113 recommendations.

114
115 Ron Mortenson, Resident, stated concerns regarding water.

116
117 Elain Oaks, Resident, passed out a map of her suggestions. *Please see the attachment.*

118
119 Commissioner Higginson clarified that Neighborhood Mixed Residential, the very first housing
120 type listed is Single-Family Residential.

121
122 Ross Youngberg, Resident, stated concerns about high density.

123
124 Commissioner Jacobs clarified Neighborhood Mixed Residential, listed as Single-Family
125 Dwelling, Accessory Dwelling Units, Duplexes, Triplexes, Fourplexes, Townhouses, Cottage
126 Courts, Mansion House Apartments, and other scale appropriate multiple unit buildings, like
127 apartments but scale appropriate.

128
129 Megan Rider, Resident, stated support of the neighborhood corridor overlay along Orchard Drive
130 and is advocating improvement and more density at an appropriate scale.

131
132 Teresa Giles, Resident, suggested a change to the map to be more specific on the density and
133 stated concerns about the increase in density and the toll it will make on water and traffic.

134
135 Commissioner Bott explained the vision, and the work that has been done and continues to be
136 done on the General Plan. Commissioner Bott pointed out that Bountiful is built out, gave

perspective from a general contractor's stance and explained what the corridor and overlay is. Commissioner Bott also reassured the public that the Commission talks about the improvements that need to be made.

Phil Ferguson, Resident, stated concerns with changing the designation from Single-Family Residential to Mixed Residential and the potential of it creating a disincentive to invest in older homes.

Abraham Lopez, Resident, stated support for additional density along the main transit corridors and the opportunity for improvement. Abraham Lopez suggested educating the residents on the benefits of density and if approved, make it easy to divide.

Lynnett Rueckert, Resident, stated concerns with disrupting the Single-Family Residential Neighborhood between 1000 North and Pages Lane, and 200 West and the freeway, and the affordability if it is disrupted.

Cullen Irvine, Resident, made comments about the General Plan eventually changing the zoning and shared some data about the current residential listings, including how many are listed and pricing. Cullen Irvine suggested reducing the cost and requirements to build to facilitate the affordability, not densify.

Chair Jacobs closed the Public Hearing at 8:54 p.m.

Commissioner Jacobs asked if the City could regulate renting vs owning. Attorney Brad Jeppson stated the Fair Housing Act and State and Federal Laws restrict the City from prohibiting renting.

Commissioner Higginson referred to Cullen Irvine's comment about increasing density not penciling for developers being removed from the General Plan, referring to Abraham Lopez's comment, opportunity for increased density benefits homeowners. Commissioner Higginson also commented about the R-4 changing to R-5-7, stating that the recent legislation passed an ADU (Accessory Dwelling Unit) ordinance, making it possible for any homeowners to have an IADU (Internal Accessory Dwelling Unit) which automatically qualifies homes in the R-4 to be a R-8.

Commissioner Higginson is against calming traffic down on Orchard Drive, suggesting landscaping features that can protect pedestrians and bicyclists on the sidewalk instead. Commissioner Bott strongly agrees with Commissioner Higginson and appreciates the idea of landscaping features. Commissioner Jacobs stated that it can have high capacity with slower speeds and safer roadways while still carrying a lot of cars but more beautiful and better for pedestrians. Commissioner Gilmore is interested in a Traffic Engineers perspective on adding commercial uses to Orchard Drive at the South end of the City but is still supportive of the mix of residential types in the area. Commissioner Jacobs pointed out the differences between the South and North ends of Orchard Drive. Commissioner Arbuckle liked the comment regarding a Node vs Corridor. Commissioner Jacobs questioned how to create an environment where businesses succeed in the Orchard Drive corridor. Commissioner Bott stated that the

Neighborhood Center Corridor Overlay invites investment. Planning Director Astorga explained the Node and the evaluation of the Neighborhood Center.

Planning Director Astorga requested that Senior Planner Corbridge do a recap. Senior Planner Corbridge did a brief recap.

Commissioner Jacobs stated the insight from the public is that the Single-Family Residential Neighborhood area between 1000 North and Pages Lane, and 200 West and the freeway is our Missing Middle. Commissioner Monson mentioned that one of the planning principles is you go from higher density to lower density, the “swap” makes sense. Commissioner Arbuckle stated that it makes more sense to eliminate the Single-Family Residential in that area. Commissioner Ward had concerns regarding the affordability of taking out older homes to increase density.

Commissioner Bott gave perspective as if it were laid out with fresh ground, from a developer’s standpoint, if a freeway is close, it is not beneficial, if the freeway is further, it is beneficial.

4. Planning Director’s Report/Update

Planning Director Astorga mentioned that the next scheduled meeting is October 07, 2025, but would like to have a special meeting for September 30, 2025, at 7:00 p.m.

Planning Director Astorga stated The Utah APA Conference will be October 9 & 10, 2025.

5. Adjourn

Chair Jacobs adjourned the meeting at 9:38 p.m.